



woodards 

2/23 Clyde Street Kew East

Additional information

Land-244sqm approx.
No Owner Corporation to pay
Rear position at the back of a block of only 2 properties
Recently renovated kitchen with sublime stone, soft closing drawers and Miele/Bosch Stainless Steel appliances
Master bedroom comes with mirrored built in robe storage, study nook which could be a small walk in robe area and updated double basin ensuite with rain shower
2 other bedrooms with BIRs are steps to modern main bathroom
Engineered timber flooring
Back Alfresco zone consists of a charming deck surrounded by wonderful leafy gardens
Laundry
Ducted heating
Reserve cycle cooling
Shed
Secure pin entry
Front garden area
Single garage with extra off street parking

Method

Private Sale

Close proximity to

Schools

Kew East Primary School – zoned 750m
Deepdene Primary School – 2.2km
Kew High School – zoned 1.3km
Balwyn High School - 2.6km

Shops

Harp Village cafes & shops – 2 min walk
Coles Balwyn North -1.3km
Woolworth Kew -2.6km
Deepdene Shopping Centre – 2.7km
Camberwell Junction shops -4.7km

Parks

Hays Paddock Playground -950m
Outer Circle Linear Park - 1.0km
Victoria Park -1.2km

Transport

Tram 48 North Balwyn - Victoria Harbour Docklands -2min walk
Bus 200 City (Queen St) – Bulleen -2 min walk
Bus 207 City - Doncaster SC via Kew Junction -2 min walk
Bus 302 City - Box Hill Station via Belmore Rd & Eastern Fwy
Bus 304 City - Doncaster SC via Belmore Rd & Eastern Fwy

Rental Estimate

\$600-\$650 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

90/120 days or any other such terms that have been agreed to in writing by the vendor



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/23 Clyde Street, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,250,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Kew East

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/324 Cotham Rd KEW 3101	\$1,300,000	27/05/2020
2	1/24 Childers St KEW 3101	\$1,220,000	04/07/2020
3	1/13 Grey St BALWYN 3103	\$1,200,000	06/06/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/12/2020 10:03



 3  2  1

Property Type: Unit
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000

Median House Price
Year ending September 2020: \$1,800,000

Comparable Properties



3/324 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Private Sale
Date: 27/05/2020
Property Type: Unit
Land Size: 264 sqm approx

1/24 Childers St KEW 3101 (VG)

Agent Comments

 3  -  -

Price: \$1,220,000
Method: Sale
Date: 04/07/2020
Property Type: Flat/Unit/Apartment (Res)



1/13 Grey St BALWYN 3103 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,200,000
Method: Auction Sale
Date: 06/06/2020
Property Type: Villa

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.